

APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

C15-2011-0011  
TP-0222070827  
ROW-10536071

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE:  
APPLICATION MUST  
BE TYPED WITH ALL  
REQUESTED  
INFORMATION  
COMPLETED.**

STREET ADDRESS: 4504 Avenue F

LEGAL DESCRIPTION: Subdivision -- Lot 18 Blk 3  
Hyde Park Annex

Lot(s) 18 Block 3 Outlot \_\_\_\_\_  
Division \_\_\_\_\_

I/We Theodore Carlson and Tausha & Chris Carlson on  
behalf of myself/ourselves as authorized agent for 4504  
Avenue F, Austin, TX 78751 affirm that on January 4, 2011 hereby apply for a hearing  
before the Board of Adjustment for consideration to:

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

An existing addition to a dwelling unit to convert to a 2 family residence providing a 2.8  
side yard setback (non-complying 25-2-963D92) in a SF-3-NCCD-NP district. (zoning  
district)

**NOTE: The Board must  
determine the existence of,  
sufficiency of and weight of  
evidence supporting the  
findings described below.  
Therefore, you must complete  
each of the applicable  
Findings Statements as part  
of your application. Failure  
to do so may result in your  
application being rejected as  
incomplete. Please attach any**

**VARIANCE FINDINGS: I contend that my  
entitlement to the requested variance is based on the  
following findings (see page 5 of application for  
explanation of findings):**

**REASONABLE USE:**

1. The zoning regulations applicable to the property do  
not allow for a reasonable use because:

When we purchased the unit in 2005, the structure was existing. The home was  
purchased in September of 2005, and the footprint has not changed during our ownership.  
The original portion of the back unit has been a dwelling since 1938 (not a garage  
conversion) (see the Sanborn Map Vol 3 page 312).

An addition to the rear structure was not permitted and is ~2.8 ft over the 5 ft set back  
line. Based on aerial maps (GIS footprints), the addition was done between 1987 and  
1997. The best 'guess' is that it was built in 1990 when the previous owner pulled a  
permit for an electrical upgrade (15 years prior to ownership).

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

The structure was pre-existing. The back unit was occupied with tenants when the property was purchased and they just moved out in the summer of 2010. They lived in the home for 6+ years. We are just trying to maintain a structure that was there when it was purchased. Of course, if I was building it now, it would be built compliant with permits.

(b) The hardship is not general to the area in which the property is located because:

The property is located in an older area. The original dwelling was built closer to the property line from the 1938 construction. When the addition was done by the previous owners, they simply kept the same line and made the structure a little larger. We inherited this bad situation.

If you look at the attached survey, you can see that the property just north (4506 Avenue F) is VERY close to our property line. It appears common for the neighborhood.

### **AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

It's existing – we did not add to it. Our best guess is that the addition was complete around 1990 (15 years prior to our ownership). The previous tenants were there before we purchased it in 2005 and they just moved out in the summer of 2010. We were tagged for a situation that is out of our control and it has caused undue hardship. We now have a property that has been vacant since this summer and do not have income coming in from a vacant unit.

We also have support of Hyde Park and the DRC to support 'any variance request to rectify the situation' and they 'do not think removal (or partial demolition) of the addition or attempts to moving the whole structure out of the setback is necessary...'

### **PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

n/a

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2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

n/a

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/a

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

n/a

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed

Mail Address: 4105 Medical Parkway, Ste 209, Austin, TX 78756

Printed: Tausha Carlson Phone: 512.653.1966

Date 1/4/2011

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed

Mail Address: 1720 SE 72nd Avenue, Portland, OR 97215

Printed: Theodore Carlson Phone: 231-824-6354

Date: 1/4/2011

n/a

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

n/a

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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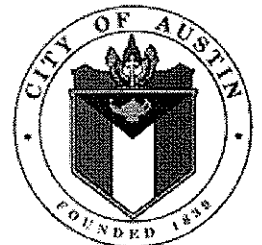
Printed: Theodore Carlson Phone: 231-824-6354

Date: 1/4/2011



## BOARD OF ADJUSTMENTS

CASE#: C15-2011-0011  
 LOCATION: 4504 AVENUE F  
 GRID: K25, K26  
 MANAGER: SUSAN WALKER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



# City of Austin BUILDING PERMIT

**PERMIT NO:** 2010-085846-BP**Type:** RESIDENTIAL**Status:** Final

4504 AVENUE F UNIT B

**Issue Date:** 10/12/2010**EXPIRY DATE:** 12/17/2010

LEGAL DESCRIPTION						SITE APPROVAL		ZONING SF-3-NCCD-NP	
PROPOSED OCCUPANCY:		WORK PERMITTED: Remodel				ISSUED BY: Angelica Yanez			
Amnesty C/O for existing two family residence (rear addition not included with amnesty) must apply for a new addition permit and flood plain review also must comply with sidesetback zoning requirements.									
TOTAL SQFT		VALUATION		TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
Remodel: 510		Tot Val Rem: \$100.00			435		1	1	
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE
							2		5/8

**Contact**

Owner, Tausha Carlson, 4504 AVENUE F LLC

**Phone**

(512) 653-1966

**Contact**

General Contractor, Tausha Carlson, 4504 AVENUE F LLC

**Phone**

(512) 653-1966

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	23.00	10/12/2010	Initial Residential Review Fee	100.00	10/12/2010			
<b>Fees Total:</b>	<b>123.00</b>							

**Inspection Requirements**

Building Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

**City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.**

**A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.**

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

**Comments**

property in the Flood Plain - Jay Baker was given the application for review.

North Hyde Park.

both structures are shown on Sanborn Map Vol 3 page 312 -1935

A side uncvd deck not more than 3' above ground level can enroach 3 ft. into a required setback

TCAD - has been taxing both units since 1938.

Rear addn appears to be built approximately 90's a separate building permit would be required with the Amnesty C/O

Residential Zoning Review

**Date**

10/04/2010

**Reviewer**

Residential Zoning Reviewers

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



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Remodel: 510	Tot Val Rem: \$100.00			435		1	1	
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE	# OF BATHROOMS		METER SIZE	
					2		5/8	

Type	Date	Status	Comments	Inspector
100 Pre-Construction	11/12/2010	Pass		Carl Winn
101 Building Layout	12/17/2010	Pass		Carl Winn
102 Foundation		Open		Ed (Louis) Beasley
103 Framing		Open		Ed (Louis) Beasley
104 Insulation		Open		Ed (Louis) Beasley
105 Wallboard		Open		Ed (Louis) Beasley
109 TCO Occupancy		Open		Ed (Louis) Beasley
112 Final Building	12/17/2010	Pass		Carl Winn
114 Continuance of work		Open		Ed (Louis) Beasley
Deficiencies		Open		Ed (Louis) Beasley

**Walker, Susan**

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**From:** David Conner [daypaycon@yahoo.com]  
**Sent:** Monday, January 17, 2011 9:37 PM  
**To:** Walker, Susan  
**Subject:** BOA variances for 4504 and 4709 Avenue F - North Hyde Park ( support )

Hello Susan,

The Hyde Park Development Review Committee has reviewed the variance requests for the following separate BOA cases to be heard in February and the DRC supports the variances being requested from the property owners:

4504 Avenue F side yard set back

4709 Avenue F lot size and parking 60 feet from lot line

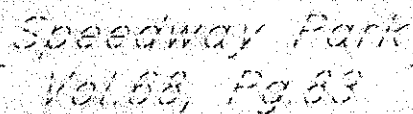
If you have any questions, please contact me at your convenience.

Thanks

David Conner, HPNA Development Review Committee Chair

1/21/2011





1073

100

104-11

101-2 Pg

N 29°56'18" E 49.89'  
(N 29°57'00" E 50.00')

**Lot 18**  
**Blk. 3**

NOTE: The roof overhang (not shown hereon) is 0.80 wide. The results of this survey show the overhang does not protrude into the air space of Lot 17.

space of Lot 17.

N 60°00'00" W 136.27' (136.00'  
BEARING BASIS

# One Story Frame Residence

One Story  
Frame  
Residence

Existing  
in  
Auhorne  
weg

S 29°54'55" W 50.02

# AVENUE F

# YOUR DEDICATED TEAM OF REAL ESTATE PROFESSIONALS



**Gracy Title Company**  
 Vicky Wilhelm  
 2901 Bee Caves Road  
 Austin, Texas 78746  
 Phone (512) 328-3596  
 Fax (512) 328-0190

Hometown Mortgage dba Integrity  
 Home Mortgage  
 Julie Henderson  
 805 Los Cinos Parkway, Ste. 320  
 Austin, Texas 78746  
 Phone (512) 458-6979  
 Fax (512) 458-8005

Subject to Restrictions as Stated in:  
 Vol. 828, Pg. 567 and Per Plat in  
 Vol. 2, Pg. 130.

## HIDE PARK ANNEX

SUBDIVISION: \_\_\_\_\_  
 LOT: 18 BLOCK: 3 VOLUME: 2 PAGE: 130 PLAT RECORDS: \_\_\_\_\_  
 COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS: 4504 AVENUE F  
 CITY: AUSTIN REFERENCE NAME: TED CARLSON and LINDA CARLSON

## B&G Surveying, Inc.

Victor M. Garza R.P.L.S.

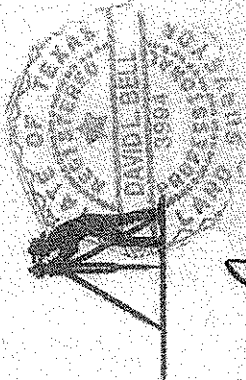
Office 512\*458-6969  
 Fax 512\*458-9845

1404 West North Loop Blvd.  
 Austin, Texas 78756

## LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- 600 NAIL FOUND
- 600 NAIL SET
- SPINDLE FOUND
- BARB WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. SURFACE DRAINAGE EASEMENT
- W/W/W WATER/WASTEWATER
- E.E. ELECTRIC EASEMENT
- S.S.E. SANITARY SENSER EASEMENT
- ( ) RECORD INFORMATION
- POWER POLE
- O.H. OVERHEAD UTILITIES

THIS AREA IS DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 480624 0165 E DATED 6/16/83. IT IS REPRESENTED AS IN ZONE "AE". HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE, FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.



*D. Bell*

TO THE LENDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO

## STEWART TITLE GUARANTY COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, TO THE BEST OF MY KNOWLEDGE, ONLY DOCUMENTS CONTAINED WITHIN THE AFOREMENTIONED TITLE COMMITMENT WERE REVIEWED.

DATE: 9/1/05  
 TITLE CO: GRACY  
 G.F. # 505221  
 JOB # B0828405-TA  
 SCALE 1" = 20'

FIELD WORK	GRACY	5/31/05
CALCULATIONS	JOHN	9/1/05
DRAFTING	JACK	9/1/05
FINAL CHECK	D.B.	9/1/05
CORRECTIONS	M.P.	9/1/05
UP DATE		

JACK TELER

**ONE STOP SHOP**  
505 Barton Springs  
Austin, Texas 78701  
(512) 974-2632 phone  
(512) 974-9112 phone  
(512) 974-9779 fax  
(512) 974-9109 fax



Austin Energy

**Electric Service Planning Application (ESPA)**  
**For Residential and Commercial "SERVICE ONLY"**  
**Under 350 amps 1 $\phi$  or 225 amps 3 $\phi$**

☒ Check this box if  
this is for a  
building permit  
only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Tausha Carlson Phone 653 1906

Email tausha@tausha-carlson.com Fax 233 5203

Project Name \_\_\_\_\_ ☐ New Construction ☐ Remodeling

Project Address 4504 Avenue Unit B OR

Legal Description Lot 18 Blk 3 Hyde Park Annex Lot \_\_\_\_\_ Block \_\_\_\_\_

Requested Service Duration: ☒ Permanent Service ☐ Construction Power/Temp Service  
(Usually less than 24 months)

Who is your electrical service provider? ☒ AE ☐ Other \_\_\_\_\_

*already there*

☐ Overhead or ☐ Underground Voltage \_\_\_\_\_ ☐ Single-phase (1 $\phi$ ) or ☐ Three-phase (3 $\phi$ )

Service Main Size(s) \_\_\_\_\_ (amps) Number of Meters? \_\_\_\_\_

AE Service Length \_\_\_\_\_ (ft.) Conductor \_\_\_\_\_ (type & size)

SqFt Per Unit \_\_\_\_\_ #Units \_\_\_\_\_ ☐ All Electric ☐ Gas & Electric ☐ Other \_\_\_\_\_

Total AC Load \_\_\_\_\_ (Tons) Largest AC unit \_\_\_\_\_ (Tons)

LRA (Locked Rotor Amps) of Largest AC Unit \_\_\_\_\_ (Amps)

Electric Heating \_\_\_\_\_ (kW) Other \_\_\_\_\_ (kW)

Comments: Rear Bedroom Addition

ESPA Completed by (Signature & Print name) \_\_\_\_\_

Date \_\_\_\_\_

Phone \_\_\_\_\_

AE Representative \_\_\_\_\_

Approved: ☐ Yes ☐ No (Remarks on back) \_\_\_\_\_

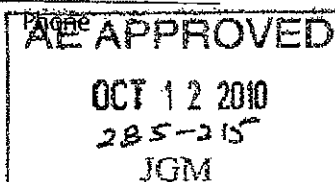
Date \_\_\_\_\_

**Application expires 180 days after date of Approval**  
(Any change to the above information requires a new ESPA)

Version 1.1.0.0

Operating-100736  
Top Form Ver:1.1.0.0 Eff.Date:03/02/10

All structures etc. must maintain 7'5"  
clearance from AE energized power  
lines. Enforced by AE & NESC codes.



This document when printed is  
uncontrolled and for reference

**Tausha Carlson**

**From:** David Conner [daypaycon@yahoo.com]  
**Sent:** Wednesday, September 22, 2010 5:57 AM  
**To:** sylvia.benavidez@ci.austin.tx.us; susan.walker@ci.austin.tx.us; moses.rodriquez@ci.austin.tx.us  
**Cc:** Tausha Carlson  
**Subject:** Re: 4504 Avenue F - Hyde Park housing structures - clarifications to the case

Hello All,

I left off the fact that the area of the back house that is in the setback was an addition built most likely in the early 90's or so by a previous owner. Again, the DRC supports any variance request to rectify the situation and does not think removal ( or patial demoltion) of the addition or attempts to moving the whole structure out of the setback is necessary and will be a hardship to the owner.

Once I hear from you, I can prepare a formal letter from the neighborhood.

Thanks again,  
David Conner HPNA

--- On Tue, 9/21/10, David Conner <daypaycon@yahoo.com> wrote:

**From:** David Conner <daypaycon@yahoo.com>  
**Subject:** 4504 Avenue F - Hyde Park housing structures  
**To:** sylvia.benavidez@ci.austin.tx.us, susan.walker@ci.austin.tx.us, moses.rodriquez@ci.austin.tx.us  
**Cc:** tausha@taushacarlson.com  
**Date:** Tuesday, September 21, 2010, 10:07 PM

Hello Sylvia, Susan and Moses,

The owner of 4504 Avenue F came to the Hyde Park Development Review Committee concerning a code enforcement issue on her property at 4504 Avenue F in Hyde Park.

The current owner purchased the two houses on the property in 2005. The two houses were built in 1938 and each were properly permitted in 1938. One being the primary house facing Avenue F and then a small house in the back ( ie. back house).

The current owner has not changed or plan to change the footprint of the back house. We understand the back house is 2.8 feet over the setback line which a code violation was recently issued.

We were told that Code Enforcement indicated that a possible remedy would be to demolish the 1938 back house or face stiff fines by December. However, a demolition of this structure which would be against the Hyde Park neighborhood plan which discourages the demolition of historic-type structures.

I am sure the Preservation Office nor the Historic Landmark Commission would agree that a set back issue would require a demolition of a house built in 1938 against the owner's wishes.

10/12/2010

The DRC will support any variances necessary to remedy the situation. We understand the City Council will again allow NCCD variance requests to be heard at the Board of Adjustment.

Please let us and the owner know how to remedy this situation or if this was just a misunderstanding and everything will be rectified in the file.

Sincerely,  
David Conner, Hyde Park Neighborhood Association President  
Chair of Development Review Committee



## TravisCAD Detail - Prop\_ID 220114

Page 1 of 1

## TaxNetUSA: Travis County Property Information

Property ID Number: 220114 RefID2 Number: 0220708270000

Owner's Name 4504 AVENUE F LLC

Mailing Address 5308 AVENUE F  
AUSTIN, TX 78751-2034

Location 4504 AVENUE F

Legal LOT 18 BLK 3 HYDE PARK ANNEX

## Property Details

Deed Date	
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1588
Block	3
Tract or Lot	18
Cocket No	
Abstract Code	S06597
Neighborhood Code	Y1000

## Value Information

## 2010 Preliminary

Land Value	223,000.00
Improvement Value	24,733.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	247,733.00
10% Cap Value	0.00
Total Value	247,733.00

Data up to date as of 2010-04-01

☐ AGRICULTURAL (1-6-1)   
 ☐ APPOINTMENT OF AGENT FORM   
 ☐ ANCESTRY EXEMPTION   
 ☐ HOMESTEAD EXEMPTION FORM  
☐ PRINTER FRIENDLY EXPORT   
☐ PROTEST FORM   
☐ RESIDUOUS EXEMPTION FORM (TIF)   
☐ PLAT MAP (PDF)   
☐ PLAT MAP

## Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	247,733.00	247,733.00	247,733.00	247,733.00
01	AUSTIN ISD	1.202000	247,733.00	247,733.00	247,733.00	247,733.00
02	CITY OF AUSTIN	0.420900	247,733.00	247,733.00	247,733.00	247,733.00
03	TRAVIS COUNTY	0.421500	247,733.00	247,733.00	247,733.00	247,733.00
2J	TRAVIS CO HEALTHCARE DIST	0.087400	247,733.00	247,733.00	247,733.00	247,733.00
08	AUSTIN COMM COLL DIST	0.094600	247,733.00	247,733.00	247,733.00	247,733.00

## Improvement Information

Improvement ID	State Category	Description
180853	A1	1 FAM DWELLING
646592	A1	1 FAM DWELLING

## Segment Information

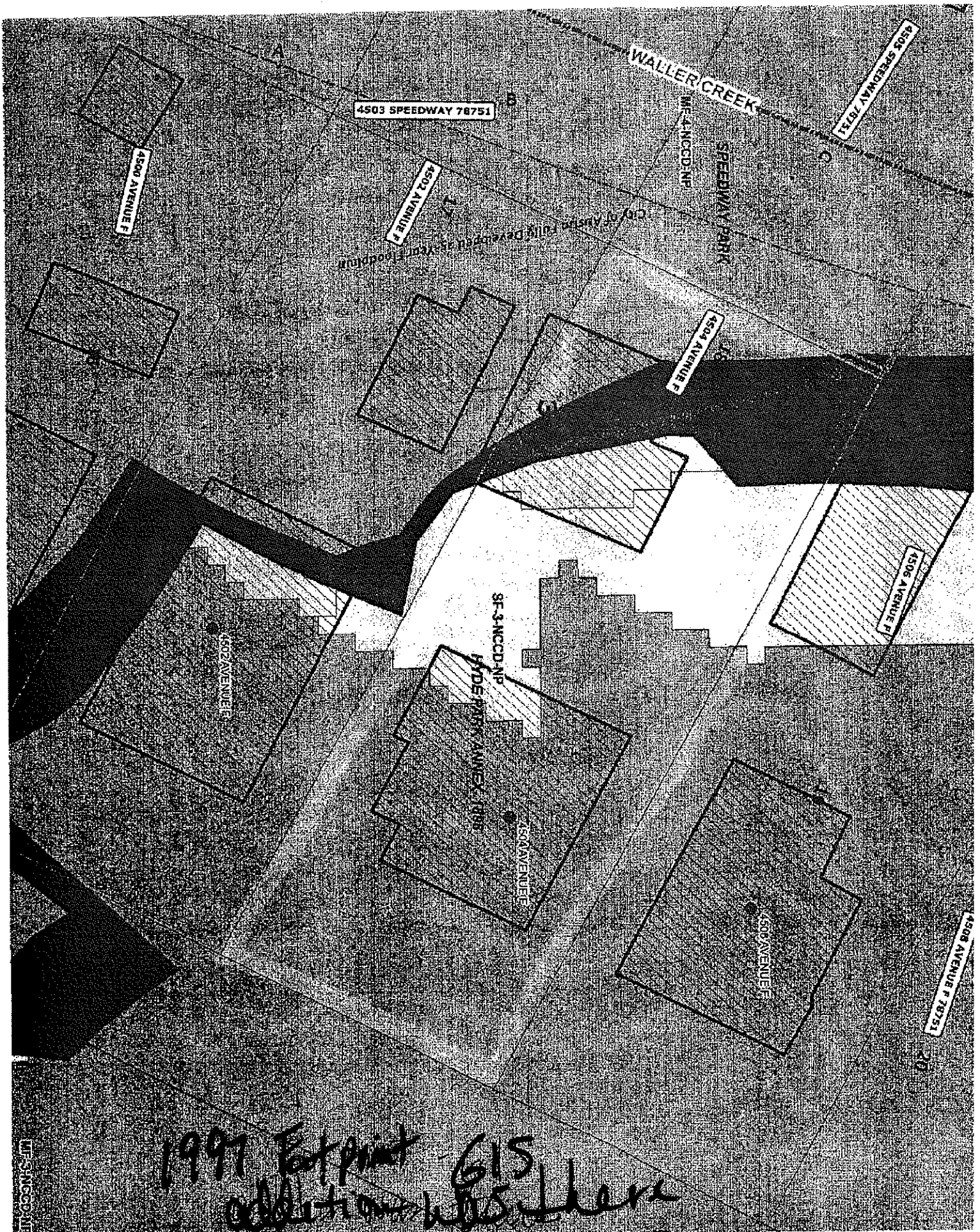
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
180853	210413	1ST	1st Floor	WW3+	1938	870
180853	859702	011	PORCH OPEN 1ST F	"3+	1938	70
180853	859704	086	HVAC RESIDENTIAL	"	1938	870
180853	859705	251	BATHROOM	"	1938	1
180853	4103377	512	DECK UNCOVERED	"3+	2006	118
180853	4103378	011	PORCH OPEN 1ST F	"3+	2006	60
646592	4103379	1ST	1st Floor	WW3	1938	810
646592	4103380	041	GARAGE ATT 1ST F	WW3	1938	170
646592	4103381	251	BATHROOM	"3	1938	1
646592	4103382	011	PORCH OPEN 1ST F	"3	1938	30

Total Living Area 1,180

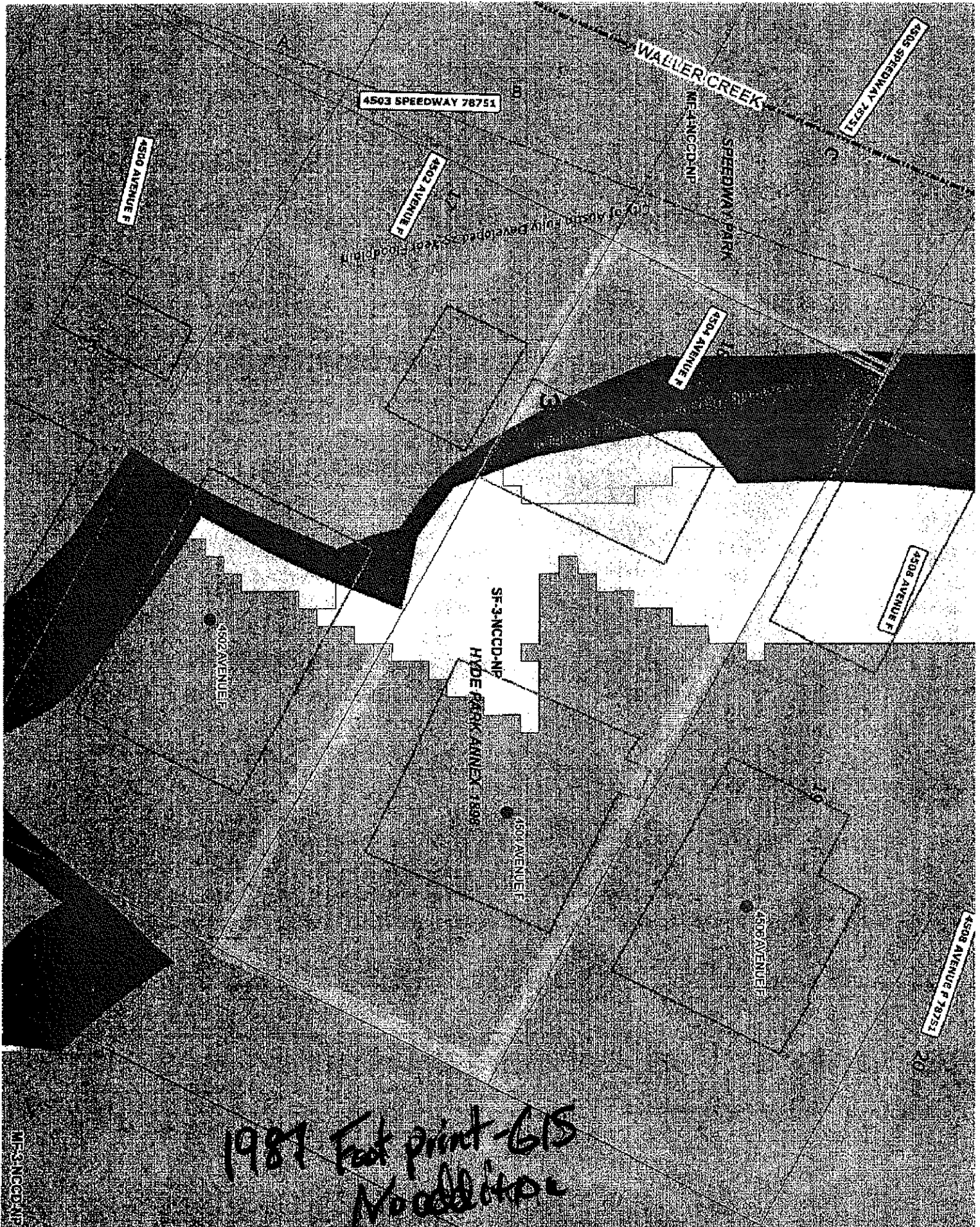
## Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
217291	LAND	A1	T	0.157	0	0	6,832

[Show History](#)









**From:** Tausha Carlson [tausha@taushacarlson.com]  
**Sent:** Monday, January 31, 2011 7:48 AM  
**To:** Benavidez, Sylvia; Walker, Susan  
**Subject:** 4504 Avenue F  
**Importance:** High

The total uncovered deck space is 380.75 sq ft. For the purpose of the application, it's divided by 2 for the coverage it is 190.375 sq ft.

Please add this to our permit application, and let me know if you need anything else from my end.

Thanks,

***Tausha Carlson, Broker / Owner***

**Marathon Real Estate  
2008 & 2009 Top 5 Real Estate Agent**

-Austin Business Journal

**Certified Negotiating Expert**

**Green Designation**

**Direct # 512.653.1966**

**Fax # 512.233.5203**

**www.Marathon-RE.com**

**Tausha@TaushaCarlson.com**

**Marathon Real Estate  
Parkway Office Building  
4105 Medical Parkway, Ste 209  
Austin, TX 78756**

**Your referrals are the highest compliment that you can give me. Thanks for trusting in my service.**

---

**From**